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January 2018

Dear Current and Future VTA Partners;

VTA is pleased to present this book that provides information on properties throughout Santa Clara County that the VTA Board of Directors has designated as available for Joint Development. 'Joint Development' refers to Transit-Oriented Development on VTA-owned properties pursuant to *Federal Transit Administration Guidance on Joint Development*, FTA Circular C 7050.1, dated August 25, 2014.

VTA's goals for Joint Development projects, as set forth in the Joint Development Policy adopted by the VTA Board of Directors, include:

- Revenue generation for VTA to fund other transit investments and projects;
- Increased ridership on VTA transit services; and
- Creation of transit communities that provide amenities for transit riders and residents, and attract Transit-Oriented Development on privately-owned land around transit stations.

We seek to create mixed-use and mixed-income developments pursuant to public-private partnerships, with experienced developers who enter into long-term ground leases with VTA. The VTA Board has also established objectives to incorporate affordable housing development in Joint Development Projects, and to create community workforce opportunities for increased access to construction careers.

We will work with developers to define an optimal approach to retention of transit parking and replacement parking.

VTA's Real Estate & Joint Development Department is responsible for working with interested developers, local jurisdictions, community members, and other stakeholders to realize the full potential of the properties described in this book. We welcome the opportunity to discuss your thoughts and interests on the enclosed sites, as well as VTA's Joint Development Program. Please feel free to contact:

Mrs. Jessie O'Malley Solis
VTA Joint Development Senior Real Estate Agent
408.321.5950 | Jessie.O'MalleySolis@vta.org

We hope to speak with you soon!

Sincerely,

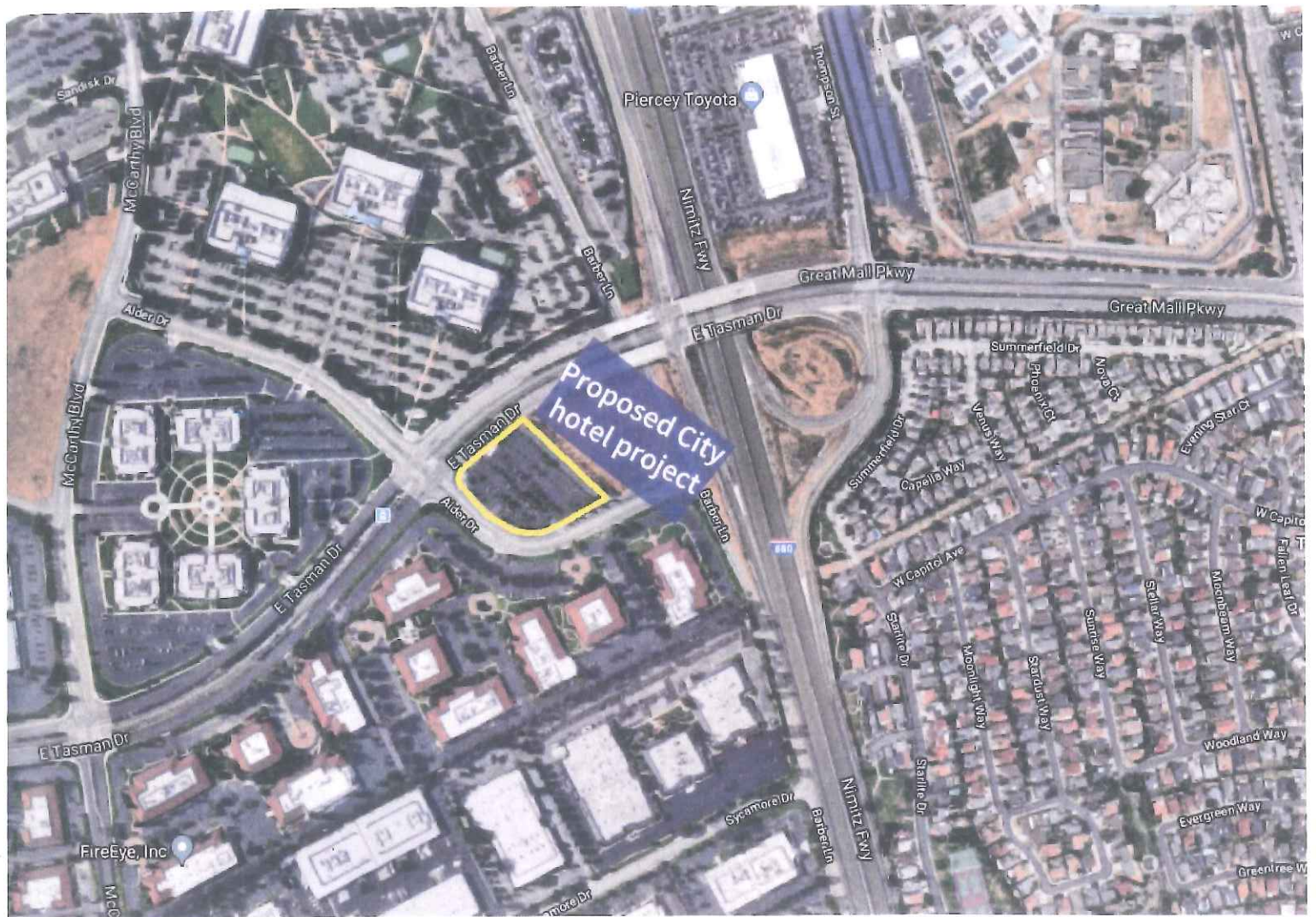
A handwritten signature in blue ink, appearing to read 'Ron', is placed above the printed name.

Ron Golem
Deputy Director, Real Estate & Joint Development

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ALDER STATION

5122 Alder Drive, Milpitas, CA 95035



SITE DETAILS

APN: 086-02-087

Acreage: 3.4

Title: VTA

Transit: Light Rail, Bus

Current Use: Park & Ride Lot

Zoning: Industrial Park

General Plan: Industrial
Park

School District: Milpitas
Unified

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MILPITAS TRANSIT CENTER

Capitol Avenue @ Montague Expressway, Milpitas, CA 95035



SITE DETAILS

APN: 092-07-011

Acreage: 1.7

Title: VTA

Transit: BART, Light Rail, Bus

Current Use: Vacant

School District: Milpitas Unified

Zoning: MXD3 - TOD, Mixed Use - Boulevard, Transit Oriented Development Overlay

General Plan: BVMU Boulevard Very High Density Mixed Use

Area Plan: Milpitas Transit Area Specific Plan